To: Department of Local Government Finance

You will find in this workbook the sales ratio and equalization study for Warren County. Please notify the Warren County Assessor as soon as possible with any questions or with the certification of acceptance. They are very close to completing the process needed in order to print form 11's, but will not print the form 11's until hearing from the DLGF.

Due to lack of sales, we have included sales from 2003 through 2006. We time adjusted those before 2005 by 2% annually to 01/01/2006.

There is a Residential Vacant tab. Due to lack of sales, we combined all of the sales by townships with the same homesite rate as established during the creation of the land order.

There is a Comm - Ind Tab. Due to lack of sales we combined sales for commercial and industrial properties. As you can see, individually some of the townships may not pass all three criteria required by the DLGF, but when looked at as one they do. We gathered sales, cost data, and income data to adjust the commercial and industrial properties in Warren County. The cost and depreciation tables were updated to January 1, 2006 and then market adjusted by what sales we had available. Due to lack of sales on the vacant parcels, the commercial and industrial properties were trended by using the same factor for the building and the land. In other words we adjusted the parcel as a whole rather than breaking out the land vs. the buildings.

Please respond as soon as possible.

Thank You,

Jan Rolan
Warren County Assessor

Warren County 2007 Sales Ratio

Township Name	Township Number	Res - Vacant Group Num.	C/I Group Number	Residential Improved			Residential Vacant			Commercial Improved			Commercial Vacant			Industrial Improved			Industrial Vacant		
				Median	COD	PRD	Median	COD	PRD	Median	COD	PRD	Median	COD	PRD	Median	COD	PRD	Median	COD	PRD
Adams	001	1	1	0.936	8.941	1.019	0.962	0.000	1.000	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jordan	002	2	1	0.964	8.708	1.029	1.040	0.000	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Kent	003	2	1	0.938	8.637	1.010	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Liberty	004	1	1	0.919	7.936	0.996	0.908	10.946	1.024	0.899	0.000	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medina	005	1	1	0.945	10.268	1.009	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mound	006	2	1	0.942	7.975	1.030	0.913	2.542	1.003	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pike	007	2	1	0.941	12.365	1.014	1.005	11.380	0.944	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pine	008	1	1	0.943	8.960	1.029	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Prairie	009	1	1	0.944	10.683	1.029	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Steuben	010	2	1	0.940	13.495	1.003	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Warren	011	3	1	0.936	9.619	1.005	See Grouping			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Washington	012	3	1	0.950	11.796	1.011	0.929	9.071	1.016	0.968	0.826	1.001	See Note			N/A	N/A	N/A	N/A	N/A	N/A
Groupings			1							0.976	7.365	1.030	0.960	0.000	1.000	0.976	7.365	1.030	0.960	0.000	1.000
		1					0.962	8.263	1.019												
		2					0.933	9.370	0.998												
		3					0.929	9.071	1.016												

N/A = Not Applicable

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Unimproved	86-08-13-200-010.005-006	24400	0	24400	7/19/2006	32500	004	M.S.D. Of Warren County School District	8115	006	006				9400001	500	0.751	0.211
Residential	86-08-20-100-002.001-006	23400	0	23400	10/6/2005	28000	004	M.S.D. Of Warren County School District	8115	006	006				9400001	501	0.836	0.126
GROUP 1	86-02-05-300-008.000-001	24300	0	24300	6/30/2004	25256	001	M.S.D. Of Warren County School District	8115	001	001				9100001	500	0.962	0.000
	86-08-34-300-013.018-006	14700	0	14700	9/8/2005	15000	004	M.S.D. Of Warren County School District	8115	006	006				9400001	500	0.980	0.018
	86-08-20-100-002.002-006	25100	0	25100	10/31/2006	25000	004	M.S.D. Of Warren County School District	8115	006	006				9400001	501	1.004	0.042
	Totals	111900	0	111900		125756												
														Num Sales			5.000	
														Mean			0.907	
														Median			0.962	
														Wtd. Mean			0.890	
														COD			8.263	
														Std. Dev.			10.869	
														PRD			1.019	
														95% Conf. Interv			9.527	
Unimproved	86-07-18-100-005.001-003	15400	0	15400	5/27/2005	14815	002	M.S.D. Of Warren County School District	8115	003	003				9200001	501	1.040	0.107
Residential	86-15-31-300-003.002-008	14900	0	14900	5/5/2004	17265	006	Covington School District	2440	008	008				9600001	500	0.863	0.070
Group 2	86-16-26-300-017.000-008	7300	0	7300	10/24/2006	8000	006	Covington School District	2440	008	008				9600001	501	0.913	0.020
	86-16-33-340-107.001-008	15500	0	15500	2/6/2003	16620	006	Covington School District	2440	008	008				9602001	500	0.933	0.000
	86-13-23-200-014.004-009	4600	0	4600	9/1/2005	5000	007	M.S.D. Of Warren County School District	8115	009	009				9700001	500	0.920	0.013
	86-13-13-240-319.000-010	6400	0	6400	2/5/2003	6370	007	M.S.D. Of Warren County School District	8115	010	010	AV	C		9700601	510	1.005	0.072
	86-12-30-100-001.001-009	16400	0	16400	5/20/2003	12985	007	M.S.D. Of Warren County School District	8115	009	009	AV	C		9700001	511	1.263	0.330
	Totals	80500	0	80500		81055												
														Num Sales			7.000	
														Mean			0.991	
														Median			0.933	
														Wtd. Mean			0.993	
														COD			9.370	
														Std. Dev.			13.387	
														PRD			0.998	
														95% Conf. Interv			9.917	
Unimproved	86-12-02-420-101.017-016	9100	0	9100	12/6/2004	15578	012	M.S.D. Of Warren County School District	8115	016	016	AV	C		1600001	511	0.584	0.345
Residential	86-12-20-100-001.004-015	19600	0	19600	5/16/2003	21224	012	M.S.D. Of Warren County School District	8115	015	015	AV	C		1200001	511	0.924	0.006
Group 3	86-12-02-430-102.030-016	14500	0	14500	11/4/2003	15606	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2		1200001	511	0.929	0.000
	86-12-11-140-353.000-016	9600	0	9600	8/11/2003	10283	012	M.S.D. Of Warren County School District	8115	016	016				1601901	500	0.934	0.004
	86-11-06-100-017.000-015	8100	0	8100	2/27/2004	8137	012	M.S.D. Of Warren County School District	8115	015	015				1600001	500	0.996	0.066
	Totals	60900	0	60900		70828												
														Num Sales			5.000	
														Mean			0.873	
														Median			0.929	
														Wtd. Mean			0.860	
														COD			9.071	
														Std. Dev.			16.415	
														PRD			1.016	
														95% Conf. Interv			14.388	

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code	Property Class Code	Ratio	AbsDev
Improved	86-08-36-100-038.002-006	23800	111100	134900	11/29/2005	150000	004	M.S.D. Of Warren County School District	8115	006	006			1500401	499	0.899	0.077
Commercial	86-13-12-100-004.000-010	72500	178400	250900	9/2/2004	266781	007	M.S.D. Of Warren County School District	8115	010	010			1500401	340	0.941	0.036
and	86-12-02-340-401.000-016	15000	13800	28800	4/3/2006	30000	012	M.S.D. Of Warren County School District	8115	016	016			1600401	455	0.960	0.016
Industrial	86-12-11-210-122.000-016	6700	17700	24400	7/11/2005	25000	012	M.S.D. Of Warren County School District	8115	016	016			1600401	499	0.976	0.000
	86-01-28-220-207.000-007	8900	11800	20700	11/5/2003	20471	005	Benton Community School District	395	007	007			1500401	499	1.011	0.035
	86-13-13-120-335.000-010	7500	67200	74700	9/10/2004	65407	007	M.S.D. Of Warren County School District	8115	010	010			1500401	420	1.142	0.166
	86-16-30-400-021.000-008	20200	68900	89100	7/24/2006	77500	006	Covington School District	2440	008	008			1500401	390	1.150	0.174
	Totals	154600	468900	623500		635159											
														Num Sales		7.000	
														Mean		1.011	
														Median		0.976	
														Wtd. Mean		0.982	
														COD		7.365	
														Std. Dev.		9.806	
														PRD		1.030	
														95% Conf. Interv		7.264	
Unimproved	86-07-18-100-005.001-003	14400	0	14400	5/27/2005	15000	002	M.S.D. Of Warren County School District	8115	003	003			1500401	390	0.960	0.000
Industrial	Totals	14400	0	14400		15000											
														Num Sales		1.000	
														Mean		0.960	
														Median		0.960	
														Wtd. Mean		0.960	
														COD		0.000	
														Std. Dev.		#DIV/0!	
														PRD		1.000	
														95% Conf. Interv		#DIV/0!	

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-02-07-430-520.000-002	10600	32300	42900	3/28/2003	58422	001	M.S.D. Of Warren County School District	8115	002	002	AV	D+1	9113011		510	0.734	0.202
	86-02-10-400-013.001-001	21000	51400	72400	4/2/2004	96445	001	M.S.D. Of Warren County School District	8115	001	001	AV	C-1	9100001		511	0.751	0.186
	86-02-18-120-105.000-001	11300	56100	67400	3/4/2004	81344	001	M.S.D. Of Warren County School District	8115	001	001	AV	D+1	9113011		511	0.829	0.108
	86-02-07-430-523.000-002	8900	17300	26200	1/23/2006	30000	001	M.S.D. Of Warren County School District	8115	002	002	AV	D+2	9113011		540	0.873	0.063
	86-02-18-120-103.000-001	10400	58300	68700	10/19/2004	75706	001	M.S.D. Of Warren County School District	8115	001	001	AV	C-1	9113011		511	0.908	0.029
	86-02-21-300-015.001-001	19000	47600	66600	11/17/2004	73281	001	M.S.D. Of Warren County School District	8115	001	001	F	D+2	9100001		511	0.909	0.028
	86-02-07-430-601.000-001	15500	56700	72200	12/27/2005	77900	001	M.S.D. Of Warren County School District	8115	001	001	AV	B	9113011		541	0.927	0.010
	86-02-18-100-005.000-001	14000	47800	61800	6/28/2005	66000	001	M.S.D. Of Warren County School District	8115	001	001	AV	D+1	9100001		511	0.936	0.000
	86-02-18-120-106.000-001	9800	48300	58100	11/21/2003	61359	001	M.S.D. Of Warren County School District	8115	001	001	G	D+2	9113011		511	0.947	0.011
	86-02-18-120-106.000-001	9800	48300	58100	9/15/2005	60500	001	M.S.D. Of Warren County School District	8115	001	001	G	D+2	9113011		511	0.960	0.024
	86-02-07-430-309.000-002	7400	51200	58600	6/7/2005	61000	001	M.S.D. Of Warren County School District	8115	002	002	G	D+2	9113011		510	0.961	0.024
	86-02-30-200-011.000-001	25500	94000	119500	2/22/2005	123000	001	M.S.D. Of Warren County School District	8115	001	001	AV	C	9100001		511	0.972	0.035
	86-02-07-430-403.000-002	8900	21500	30400	7/8/2005	30000	001	M.S.D. Of Warren County School District	8115	002	002	AV	D	9113011		510	1.013	0.077
	86-02-07-400-024.000-001	22100	36200	58300	1/2/2003	50995	001	M.S.D. Of Warren County School District	8115	001	001	AV	D	9100001		511	1.143	0.207
	86-02-07-430-517.000-002	8900	26800	35700	3/28/2005	30000	001	M.S.D. Of Warren County School District	8115	002	002	F	D+1	9113011		510	1.190	0.254
	Totals	203100	693800	896900		975952												
														Num Sales			15.000	
														Mean			0.937	
														Median			0.936	
														Wtd. Mean			0.919	
														COD			8.941	
														Std. Dev.			12.192	
														PRD			1.019	
														95% Conf. Interv			6.170	
Unimproved Residential	86-02-05-300-008.000-001	24300	0	24300	6/30/2004	25256	001	M.S.D. Of Warren County School District	8115	001	001			9100001		500	0.962	0.000
	Totals	24300	0	24300		25256												
														Num Sales			1.000	
														Mean			0.962	
														Median			0.962	
														Wtd. Mean			0.962	
														COD			0.000	
														Std. Dev.			#DIV/0!	
														PRD			1.000	
														95% Conf. Interv			#DIV/0!	

Improved Commercial	See Commercial and Industrial Grouping
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township
Improved Industrial	Not Applicable Less than 25 Parcels in Township
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code	Property Class Code	Ratio	AbsDev
Improved Residential	86-07-33-200-002.000-003	22200	107400	129600	10/29/2003	155122	002	M.S.D. Of Warren County School District	8115	003	003	G	C+1	9200001	511	0.836	0.128
	86-06-11-440-310.000-003	6000	52200	58200	7/17/2006	65000	002	M.S.D. Of Warren County School District	8115	003	003	AV	D+1	9200801	510	0.895	0.068
	86-06-36-440-108.000-003	8200	38200	46400	11/22/2003	48890	002	M.S.D. Of Warren County School District	8115	003	003	AV	D+1	9203701	511	0.949	0.014
	86-06-11-440-205.000-003	5700	34200	39900	12/6/2005	40800	002	M.S.D. Of Warren County School District	8115	003	003	AV	D	9200801	510	0.978	0.014
	86-07-14-600-007.000-003	26300	79000	105300	2/3/2003	95584	002	M.S.D. Of Warren County School District	8115	003	003	AV	C+1	9200001	511	1.102	0.138
	86-06-36-440-115.000-003	7700	33300	41000	4/13/2004	37142	002	M.S.D. Of Warren County School District	8115	003	003	AV	D	9203701	510	1.104	0.140
	Totals	76100	344300	420400		442538											
														Num Sales		6.000	
														Mean		0.977	
														Median		0.964	
														Wtd. Mean		0.950	
														COD		8.708	
														Std. Dev.		10.871	
														PRD		1.029	
														95% Conf. Interv		8.698	
Unimproved Residential	86-07-18-100-005.001-003	15400	0	15400	5/27/2005	14815	002	M.S.D. Of Warren County School District	8115	003	003			9200001	501	1.040	0.000
	Totals	15400	0	15400		14815											
														Num Sales		1.000	
														Mean		1.040	
														Median		1.040	
														Wtd. Mean		1.039	
														COD		0.000	
														Std. Dev.		#DIV/0!	
														PRD		1.000	
														95% Conf. Interv		#DIV/0!	
Improved Commercial	Not Applicable Less than 25 Parcels in Township																
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township																
Improved Industrial	Not Applicable Less than 25 Parcels in Township																
	86-07-18-100-005.001-003	14400	0	14400	5/27/2005	15000	002	M.S.D. Of Warren County School District	8115	003	003			1500401	390	0.960	0.000
	Totals	14400	0	14400		15000											
														Num Sales		1.000	
														Mean		0.960	
														Median		0.960	
														Wtd. Mean		0.960	
														COD		0.000	
														Std. Dev.		#DIV/0!	
														PRD		1.000	
														95% Conf. Interv		#DIV/0!	
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township																

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code	Property Class Code	Ratio	AbsDev
Improved Residential	86-15-18-440-111.000-005	6300	29600	35900	7/22/2004	45405	003	M.S.D. Of Warren County School District	8115	005	005	AV	D-1	9300701	510	0.791	0.147
	86-16-08-300-022.000-004	17700	85900	103600	9/28/2004	127166	003	M.S.D. Of Warren County School District	8115	004	004	AV	C	9300001	511	0.815	0.123
	86-16-10-100-017.000-004	16700	63300	80000	7/25/2006	95000	003	M.S.D. Of Warren County School District	8115	004	004	AV	D+1	9300001	511	0.842	0.096
	86-15-17-320-111.000-005	5600	67000	72600	6/14/2006	79000	003	M.S.D. Of Warren County School District	8115	005	005	AV	D+2	9300701	510	0.919	0.019
	86-15-17-230-105.000-005	6700	50800	57500	12/3/2004	60093	003	M.S.D. Of Warren County School District	8115	005	005	AV	D	9300701	510	0.957	0.019
	86-15-17-320-313.000-005	9000	68300	77300	9/25/2006	80000	003	M.S.D. Of Warren County School District	8115	005	005	G	D	9300701	510	0.966	0.028
	86-16-17-500-012.002-004	17100	8600	25700	5/16/2006	25000	003	M.S.D. Of Warren County School District	8115	004	004	AV	D+2	9300001	541	1.028	0.090
	86-16-08-300-022.000-004	17700	85900	103600	9/30/2003	97427	003	M.S.D. Of Warren County School District	8115	004	004	AV	C	9300001	511	1.063	0.125
	Totals	96800	459400	556200		609091											

Num Sales	8.000
Mean	0.923
Median	0.938
Wtd. Mean	0.913
COD	8.637
Std. Dev.	9.968
PRD	1.010
95% Conf. Interv	6.907

Unimproved Residential	See Residential Vacant Grouping
Improved Commercial	Not Applicable Less than 25 Parcels in Township
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township
Improved Industrial	Not Applicable Less than 25 Parcels in Township
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-08-14-200-007.002-006	34100	44100	78200	6/30/2006	100000	004	M.S.D. Of Warren County School District	8115	006	006	AV	C		9400001	543	0.782	0.137
	86-08-20-100-030.000-006	21100	23700	44800	11/16/2005	56500	004	M.S.D. Of Warren County School District	8115	006	006	AV	D-1		9400001	511	0.793	0.126
	86-08-36-200-008.001-006	17900	45900	63800	11/5/2004	77242	004	M.S.D. Of Warren County School District	8115	006	006	AV	C		9400001	511	0.826	0.093
	86-08-33-200-006.000-006	20600	84400	105000	10/28/2005	117500	004	M.S.D. Of Warren County School District	8115	006	006	AV	C		9400001	511	0.894	0.025
	86-08-20-100-003.000-006	20400	91500	111900	2/22/2005	118601	004	M.S.D. Of Warren County School District	8115	006	006	AV	C		9400001	541	0.944	0.025
	86-08-02-300-021.001-006	22800	30400	53200	7/20/2006	55000	004	M.S.D. Of Warren County School District	8115	006	006	AV	D+2		9400001	511	0.967	0.049
	86-08-34-300-013.004-006	18000	83600	101600	1/15/2003	103479	004	M.S.D. Of Warren County School District	8115	006	006	AV	C		9400001	511	0.982	0.063
	86-08-13-400-022.000-006	15300	67100	82400	12/9/2003	83645	004	M.S.D. Of Warren County School District	8115	006	006	AV	C		9400001	511	0.985	0.067
	Totals	170200	470700	640900		711967												
														Num Sales			8.000	
														Mean			0.897	
														Median			0.919	
														Wtd. Mean			0.900	
														COD			7.936	
														Std. Dev.			8.550	
														PRD			0.996	
														95% Conf. Interv			5.925	
Unimproved Residential	86-08-13-200-010.005-006	24400	0	24400	7/19/2006	32500	004	M.S.D. Of Warren County School District	8115	006	006				9400001	500	0.751	0.157
	86-08-20-100-002.001-006	23400	0	23400	10/6/2005	28000	004	M.S.D. Of Warren County School District	8115	006	006				9400001	501	0.836	0.072
	86-08-34-300-013.018-006	14700	0	14700	9/8/2005	15000	004	M.S.D. Of Warren County School District	8115	006	006				9400001	500	0.980	0.072
	86-08-20-100-002.002-006	25100	0	25100	10/31/2006	25000	004	M.S.D. Of Warren County School District	8115	006	006				9400001	501	1.004	0.096
	Totals	87600	0	87600		100500												
														Num Sales			4.000	
														Mean			0.893	
														Median			0.908	
														Wtd. Mean			0.872	
														COD			10.946	
														Std. Dev.			12.027	
														PRD			1.024	
														95% Conf. Interv			11.786	
Improved Commercial	86-08-36-100-038.002-006	23800	111100	134900	11/29/2005	150000	004	M.S.D. Of Warren County School District	8115	006	006				1500401	499	0.899	0.000
	Totals	23800	111100	134900		150000												
														Num Sales			1.000	
														Mean			0.899	
														Median			0.899	
														Wtd. Mean			0.899	
														COD			0.000	
														Std. Dev.			#DIV/0!	
														PRD			1.000	
														95% Conf. Interv			#DIV/0!	
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township																	
Improved Industrial	Not Applicable Less than 25 Parcels in Township																	
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township																	

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-01-09-400-010.000-007	18000	112800	130800	11/15/2006	175000	005	Benton Community School District	395	007	007	G	C	9500001		511	0.747	0.197
	86-01-28-200-014.002-007	26000	120600	146600	11/8/2006	176000	005	Benton Community School District	395	007	007	AV	C+1	9500001		511	0.833	0.112
	86-01-08-200-012.001-007	17300	105000	122300	1/16/2003	145071	005	Benton Community School District	395	007	007	AV	C+1	9500001		511	0.843	0.102
	86-02-11-800-004.001-007	27300	103500	130800	3/28/2005	144000	005	Benton Community School District	395	007	007	AV	C	9500001		511	0.908	0.037
	86-01-19-300-007.001-007	18600	115200	133800	2/2/2005	142500	005	Benton Community School District	395	007	007	AV	C	9500001		511	0.939	0.006
	86-01-16-300-010.001-007	23400	109700	133100	3/1/2006	140000	005	Benton Community School District	395	007	007	AV	C	9500001		511	0.951	0.006
	86-01-04-200-012.001-007	28700	185400	214100	11/21/2005	220000	005	Benton Community School District	395	007	007	AV	C+1	9500001		511	0.973	0.028
	86-01-28-100-001.001-007	28700	113400	142100	11/1/2006	145000	005	Benton Community School District	395	007	007	AV	C	9500001		511	0.980	0.035
	86-01-07-300-006.000-007+	15500	105500	121000	12/20/2006	105000	005	Benton Community School District	395	007	007	G	C	9500001		511	1.152	0.208
	86-01-04-200-008.002-007	17900	165600	183500	5/9/2003	154926	005	Benton Community School District	395	007	007	AV	C+1	9500001		511	1.184	0.240
	Totals	221400	1236700	1458100		1547497												
															Num Sales		10.000	
															Mean		0.951	
															Median		0.945	
															Wtd. Mean		0.942	
															COD		10.268	
															Std. Dev.		13.556	
															PRD		1.009	
															95% Conf. Interv		8.402	
Unimproved Residential	See Residential Vacant Grouping																	
Improved Commercial	Not Applicable Less than 25 Parcels in Township																	
	86-01-28-220-207.000-007	8900	11800	20700	11/5/2003	20471	005	Benton Community School District	395	007	007			1500401		499	1.011	0.000
	Totals	8900	11800	20700		20471												
															Num Sales		1.000	
															Mean		1.011	
															Median		1.011	
															Wtd. Mean		1.011	
															COD		0.000	
															Std. Dev.		#DIV/0!	
															PRD		1.000	
															95% Conf. Interv		#DIV/0!	
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township																	
Improved Industrial	Not Applicable Less than 25 Parcels in Township																	
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township																	

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code	Property Class Code	Ratio	AbsDev
Improved Residential	86-16-33-320-104.000-008	20400	100600	121000	7/18/2005	168000	006	Covington School District	2440	008	008	AV	C+1	9602001	511	0.720	0.222
	86-16-19-300-015.000-008	21300	55200	76500	8/9/2006	90000	006	Covington School District	2440	008	008	AV	C-1	9600001	511	0.850	0.092
	86-16-33-340-115.000-008	20600	221800	242400	4/6/2004	260854	006	Covington School District	2440	008	008	AV	B+1	9602001	510	0.929	0.013
	86-16-21-300-022.000-008	22300	112400	134700	8/23/2004	143029	006	Covington School District	2440	008	008	AV	C+2	9600001	511	0.942	0.000
	86-16-33-300-017.000-008	21700	139600	161300	2/1/2005	171250	006	Covington School District	2440	008	008	AV	C+2	9602001	510	0.942	0.000
	86-16-26-300-018.000-008	8700	18900	27600	12/4/2006	29000	006	Covington School District	2440	008	008	F	D	9600001	511	0.952	0.010
	86-16-33-320-101.000-008	20400	119700	140100	3/7/2003	145185	006	Covington School District	2440	008	008	G	C+2	9602001	510	0.965	0.023
	86-16-26-300-021.000-008	12900	35100	48000	4/26/2004	40555	006	Covington School District	2440	008	008	AV	E+2	9600001	511	1.184	0.242
	Totals	148300	803300	951600		1047873											
														Num Sales		8.000	
														Mean		0.935	
														Median		0.942	
														Wtd. Mean		0.908	
														COD		7.975	
														Std. Dev.		12.899	
														PRD		1.030	
														95% Conf. Interv		8.938	
Unimproved Residential	86-15-31-300-003.002-008	14900	0	14900	5/5/2004	17265	006	Covington School District	2440	008	008			9600001	500	0.863	0.050
	86-16-26-300-017.000-008	7300	0	7300	10/24/2006	8000	006	Covington School District	2440	008	008			9600001	501	0.913	0.000
	86-16-33-340-107.001-008	15500	0	15500	2/6/2003	16620	006	Covington School District	2440	008	008			9602001	500	0.933	0.020
	Totals	37700	0	37700		41885											
														Num Sales		3.000	
														Mean		0.903	
														Median		0.913	
														Wtd. Mean		0.900	
														COD		2.542	
														Std. Dev.		3.582	
														PRD		1.003	
														95% Conf. Interv		4.053	
Improved Commercial	Not Applicable Less than 25 Parcels in Township																
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township																
Improved Industrial	Not Applicable Less than 25 Parcels in Township																
	86-16-30-400-021.000-008	20200	68900	89100	7/24/2006	77500	006	Covington School District	2440	008	008			1500401	390	1.150	0.000
	Totals	20200	68900	89100		77500											
														Num Sales		1.000	
														Mean		1.150	
														Median		1.150	
														Wtd. Mean		1.150	
														COD		0.000	
														Std. Dev.		#DIV/0!	
														PRD		1.000	
														95% Conf. Interv		#DIV/0!	
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township																

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code	Property Class Code	Ratio	AbsDev
Improved Residential	86-13-13-130-330.000-010	4600	29500	34100	9/20/2005	64000	007	M.S.D. Of Warren County School District	8115	010	010	F	D+2	9700601	510	0.533	0.408
	86-13-13-240-226.000-010	6300	32300	38600	12/1/2004	57596	007	M.S.D. Of Warren County School District	8115	010	010	AV	D	9700601	511	0.670	0.270
	86-13-13-120-301.000-010	6100	47800	53900	12/8/2003	66409	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	510	0.812	0.129
	86-13-13-220-240.000-010+	9900	88800	98700	5/2/2005	121500	007	M.S.D. Of Warren County School District	8115	010	010	AV	C+1	9700601	510	0.812	0.128
	86-13-13-120-428.000-010	12100	44600	56700	11/1/2004	69734	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	540	0.813	0.128
	86-13-14-300-034.000-009	22900	111500	134400	8/3/2006	163400	007	M.S.D. Of Warren County School District	8115	009	009	AV	C	9700001	511	0.823	0.118
	86-13-13-220-233.000-010	6500	40900	47400	6/19/2006	57000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+2	9700601	510	0.832	0.109
	86-13-13-240-319.000-010	6400	94800	101200	4/27/2004	121658	007	M.S.D. Of Warren County School District	8115	010	010	AV	C+1	9700601	510	0.832	0.109
	86-13-13-130-303.000-010	6100	48100	54200	9/12/2003	63646	007	M.S.D. Of Warren County School District	8115	010	010	AV	B	9700601	540	0.852	0.089
	86-13-14-200-016.001-009	16000	33900	49900	5/4/2006	58500	007	M.S.D. Of Warren County School District	8115	009	009	AV	C	9700001	541	0.853	0.088
	86-13-13-220-306.000-010	6800	32400	39200	8/28/2006	45000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+1	9700601	510	0.871	0.070
	86-13-13-120-231.000-010	5200	21600	26800	6/13/2006	30000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D-1	9700601	510	0.893	0.047
	86-13-23-200-014.000-009	23100	59800	82900	6/1/2006	92000	007	M.S.D. Of Warren County School District	8115	009	009	AV	D+2	9700001	511	0.901	0.040
	86-13-13-300-017.000-009	12100	58000	70100	8/1/2005	77250	007	M.S.D. Of Warren County School District	8115	009	009	AV	D+2	9700601	511	0.907	0.033
	86-13-13-120-405.000-010	12100	42800	54900	9/3/2004	60399	007	M.S.D. Of Warren County School District	8115	010	010	AV	D	9700601	510	0.909	0.032
	86-13-13-130-216.000-010	6400	25600	32000	11/10/2004	35100	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+2	9700601	510	0.912	0.029
	86-13-13-210-226.000-010	13600	54800	68400	6/24/2003	74231	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	540	0.921	0.019
	86-13-13-120-227.000-010	3200	26900	30100	6/13/2005	32000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D	9700601	510	0.941	0.000
	86-13-13-210-122.000-010	12800	39500	52300	8/28/2003	55477	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+2	9700601	510	0.943	0.002
	86-13-13-120-235.000-010	6800	72900	79700	9/29/2003	81023	007	M.S.D. Of Warren County School District	8115	010	010	AV	C-1	9700601	520	0.984	0.043
	86-13-14-300-036.000-009	13000	137200	150200	2/3/2004	152682	007	M.S.D. Of Warren County School District	8115	009	009	AV	C+2	9700001	511	0.984	0.043
	86-13-24-100-002.002-009	17700	130600	148300	10/21/2004	149589	007	M.S.D. Of Warren County School District	8115	009	009	AV	B	9700001	511	0.991	0.051
	86-13-13-130-301.000-010	12100	55900	68000	9/14/2005	67000	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	510	1.015	0.074
	86-13-13-120-327.000-010	6700	71600	78300	11/28/2006	77000	007	M.S.D. Of Warren County School District	8115	010	010	F	C-1	9700601	510	1.017	0.076
	86-13-13-120-432.000-010	10600	70500	81100	6/28/2006	79000	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	510	1.027	0.086
	86-13-13-130-413.000-010	6100	29600	35700	5/3/2006	34519	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+1	9700601	510	1.034	0.094
	86-13-13-220-313.000-010	6500	15400	21900	12/10/2004	21024	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	540	1.042	0.101
	86-13-13-130-413.000-010	6100	29600	35700	12/4/2006	34000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+1	9700601	510	1.050	0.109
	86-13-13-120-409.000-010	12100	55400	67500	6/24/2005	62980	007	M.S.D. Of Warren County School District	8115	010	010	AV	C-1	9700601	510	1.072	0.131
	86-13-14-300-035.000-009	17700	127900	145600	6/28/2005	135100	007	M.S.D. Of Warren County School District	8115	009	009	AV	C+1	9700001	511	1.078	0.137
	86-13-13-220-306.000-010	6800	32400	39200	11/1/2006	35000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+1	9700601	510	1.120	0.179
	86-13-13-130-335.000-010+	12200	66900	79100	4/6/2006	68000	007	M.S.D. Of Warren County School District	8115	010	010	AV	B	9700601	540	1.163	0.223
	86-13-13-240-209.000-010	12100	59000	71100	12/28/2005	60000	007	M.S.D. Of Warren County School District	8115	010	010	AV	D+1	9700601	510	1.185	0.244
	86-13-13-220-303.000-010	6800	20000	26800	3/15/2005	22000	007	M.S.D. Of Warren County School District	8115	010	010	F	D+2	9700601	540	1.218	0.278
	86-13-13-210-221.000-010	15700	61300	77000	8/5/2004	59486	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	510	1.294	0.354
	Totals	361200	1969800	2331000		2483303											
														Num Sales		35.000	
														Mean		0.951	
														Median		0.941	
														Wtd. Mean		0.939	
														COD		12.365	
														Std. Dev.		15.200	
														PRD		1.014	
														95% Conf. Interv		5.036	
Unimproved Residential	86-13-23-200-014.004-009	4600	0	4600	9/1/2005	5000	007	M.S.D. Of Warren County School District	8115	009	009			9700001	500	0.920	0.085
	86-13-13-240-319.000-010	6400	0	6400	2/5/2003	6370	007	M.S.D. Of Warren County School District	8115	010	010	AV	C	9700601	510	1.005	0.000
	86-12-30-100-001.001-009	16400	0	16400	5/20/2003	12985	007	M.S.D. Of Warren County School District	8115	009	009	AV	C	9700001	511	1.263	0.258
	Totals	27400	0	27400		24355											
														Num Sales		3.000	
														Mean		1.063	
														Median		1.005	
														Wtd. Mean		1.125	
														COD		11.380	
														Std. Dev.		17.867	
														PRD		0.944	
														95% Conf. Interv		20.218	
Improved Commercial	86-13-13-120-335.000-010	7500	67200	74700	9/10/2004	65407	007	M.S.D. Of Warren County School District	8115	010	010			1500401	420	1.142	0.000
	Totals	7500	67200	74700		65407											
														Num Sales		1.000	
														Mean		1.142	
														Median		1.142	
														Wtd. Mean		1.142	
														COD		0.000	
														Std. Dev.		#DIV/0!	
														PRD		1.000	
														95% Conf. Interv		#DIV/0!	
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township																
Improved Industrial	Not Applicable Less than 25 Parcels in Township																
	86-13-12-100-004.000-010	72500	178400	250900	9/2/2004	266781	007	M.S.D. Of Warren County School District	8115	010	010			1500401	340	0.941	0.000
	Totals	72500	178400	250900		266781											
														Num Sales		1.000	
														Mean		0.941	
														Median		0.941	
														Wtd. Mean		0.940	
														COD		0.000	
														Std. Dev.		#DIV/0!	
														PRD		1.000	
														95% Conf. Interv		#DIV/0!	
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township																

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code	Property Class Code	Ratio	AbsDev
Improved Residential	86-03-29-100-001.003-011	35100	68000	103100	6/13/2005	149000	008	M.S.D. Of Warren County School District	8115	011	011	AV	B	9800001	541	0.692	0.251
	86-03-27-220-106.000-011	6800	40300	47100	3/21/2005	50000	008	M.S.D. Of Warren County School District	8115	011	011	AV	D	9802701	510	0.942	0.001
	86-03-08-200-004.002-011	25300	109700	135000	11/12/2004	143144	008	M.S.D. Of Warren County School District	8115	011	011	AV	C+1	9800001	511	0.943	0.001
	86-03-08-100-003.003-011	23300	73900	97200	8/19/2005	94500	008	M.S.D. Of Warren County School District	8115	011	011	AV	B	9800001	541	1.029	0.086
	Totals	90500	291900	382400		436644											

Num Sales	4.000
Mean	0.901
Median	0.943
Wtd. Mean	0.876
COD	8.960
Std. Dev.	14.544
PRD	1.029
95% Conf. Interv	14.253

Unimproved Residential	See Residential Vacant Grouping
Improved Commercial	Not Applicable Less than 25 Parcels in Township
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township
Improved Industrial	Not Applicable Less than 25 Parcels in Township
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-04-02-300-008.000-012	23000	43100	66100	5/9/2005	75000	009	Benton Community School District	395	012	012	AV	C-1	9900001		511	0.881	0.063
	86-04-09-400-009.001-012	17900	68400	86300	4/12/2004	97407	009	Benton Community School District	395	012	012	AV	C+1	9900001		511	0.886	0.058
	86-04-12-300-004.001-012	24900	79300	104200	5/17/2004	116458	009	Benton Community School District	395	012	012	AV	C	9900001		511	0.895	0.050
	86-04-22-100-014.001-012	18200	44400	62600	3/26/2004	62965	009	Benton Community School District	395	012	012	AV	D+2	9900001		511	0.994	0.050
	86-04-03-400-010.003-012	900	8600	9500	1/24/2005	9000	009	Benton Community School District	395	012	012			9900001		599	1.056	0.111
	86-04-03-200-005.001-012	18000	66200	84200	6/4/2003	69151	009	Benton Community School District	395	012	012	G	C	9900001		511	1.218	0.273
	Totals	102900	310000	412900		429981												
															Num Sales		6.000	
															Mean		0.988	
															Median		0.944	
															Wtd. Mean		0.960	
															COD		10.683	
															Std. Dev.		13.253	
															PRD		1.029	
															95% Conf. Interv		10.604	
Unimproved Residential	See Residential Vacant Grouping																	
Improved Commercial	Not Applicable Less than 25 Parcels in Township																	
Unimproved Commercial	Not Applicable Less than 25 Parcels in Township																	
Improved Industrial	Not Applicable Less than 25 Parcels in Township																	
Unimproved Industrial	Not Applicable Less than 25 Parcels in Township																	
Agricultural Land	86-04-03-400-012.000-012	30600	0	30600	11/24/2004	0	009	Benton Community School District	395	012	012			9900001		100	0.000	0.356
	86-04-05-400-007.000-012	3500	0	3500	9/15/2006	515000	009	Benton Community School District	395	012	012			9900001		100	0.007	0.349
	86-04-14-300-005.001-012	90800	0	90800	6/2/2005	288000	009	Benton Community School District	395	012	012			9900001		199	0.315	0.040
	86-04-03-100-001.000-012	223000	0	223000	11/24/2004	664145	009	Benton Community School District	395	012	012			9900001		100	0.336	0.020
	86-04-05-300-005.000-012	183200	0	183200	9/15/2006	515000	009	Benton Community School District	395	012	012			9900001		100	0.356	0.000
	86-04-15-100-001.001-012	105300	4300	109600	1/28/2005	269700	009	Benton Community School District	395	012	012			9900001		101	0.406	0.051
	86-04-18-300-008.000-012	99100	0	99100	1/21/2005	233790	009	Benton Community School District	395	012	012			9900001		100	0.424	0.068
	86-04-15-200-007.000-012	57300	30600	87900	1/14/2005	120000	009	Benton Community School District	395	012	012	F	D+2	9900001		101	0.733	0.377
	86-04-04-200-003.001-012	18200	59200	77400	8/9/2004	73082	009	Benton Community School District	395	012	012	AV	C	9900001		101	1.059	0.703
	Totals	811000	94100	905100		2678717												
															Num Sales		9.000	
															Mean		0.404	
															Median		0.356	
															Wtd. Mean		0.338	
															COD		61.350	
															Std. Dev.		33.040	
															PRD		1.196	
															95% Conf. Interv		21.586	

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-13-22-300-012.001-013	17700	45800	63500	6/3/2004	106235	010	M.S.D. Of Warren County School District	8115	013	013	AV	C	1000001		541	0.598	0.343
	86-13-28-400-011.000-013	35400	51000	86400	6/4/2004	126463	010	M.S.D. Of Warren County School District	8115	013	013	AV	D+2	1000001		512	0.683	0.257
	86-13-34-200-004.000-013	17800	66400	84200	4/5/2006	94000	010	M.S.D. Of Warren County School District	8115	013	013	AV	C-1	1000001		511	0.896	0.045
	86-16-02-300-007.000-013	24400	93700	118100	11/3/2003	130517	010	M.S.D. Of Warren County School District	8115	013	013	AV	C	1000001		511	0.905	0.036
	86-13-20-140-202.000-013	5700	48100	53800	11/8/2005	57500	010	M.S.D. Of Warren County School District	8115	013	013	AV	D+2	1002601		510	0.936	0.005
	86-16-04-800-019.000-013+	21100	86100	107200	11/29/2006	114000	010	M.S.D. Of Warren County School District	8115	013	013	AV	C+1	1000001		511	0.940	0.000
	86-13-34-200-004.000-013	17800	66400	84200	3/30/2004	88335	010	M.S.D. Of Warren County School District	8115	013	013	AV	C-1	1000001		511	0.953	0.013
	86-13-29-400-015.001-013	16400	67400	83800	6/28/2005	83000	010	M.S.D. Of Warren County School District	8115	013	013	AV	C	1000001		511	1.010	0.069
	86-13-28-100-015.000-013	17700	81600	99300	12/1/2005	98000	010	M.S.D. Of Warren County School District	8115	013	013	AV	C-1	1000001		511	1.013	0.073
	86-14-11-100-001.002-013	18700	160200	178900	10/6/2004	148709	010	M.S.D. Of Warren County School District	8115	013	013	AV	C+2	1000001		511	1.203	0.263
	86-14-34-200-002.000-013	20000	81700	101700	6/14/2004	82408	010	M.S.D. Of Warren County School District	8115	013	013	AV	C	1000001		511	1.234	0.294
	Totals	212700	848400	1061100		1129167												

Num Sales	11.000
Mean	0.943
Median	0.940
Wtd. Mean	0.940
COD	13.495
Std. Dev.	18.770
PRD	1.003
95% Conf. Interv	11.092

Unimproved Residential — See Residential Vacant Grouping

Improved Commercial — Not Applicable Less than 25 Parcels in Township

Unimproved Commercial — Not Applicable Less than 25 Parcels in Township

Improved Industrial — Not Applicable Less than 25 Parcels in Township

Unimproved Industrial — Not Applicable Less than 25 Parcels in Township

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-09-31-200-010.000-014	10300	47500	57800	9/25/2006	75000	011	M.S.D. Of Warren County School District	8115	014	014	AV	C-1	1100001		511	0.771	0.165
	86-09-03-100-023.001-014	17200	62100	79300	8/7/2006	99000	011	M.S.D. Of Warren County School District	8115	014	014	AV	B	1100001		541	0.801	0.135
	86-09-03-100-021.005-014	12200	47600	59800	1/20/2006	68556	011	M.S.D. Of Warren County School District	8115	014	014	AV	B	1100001		541	0.872	0.064
	86-10-06-300-017.001-014	20400	58500	78900	12/14/2005	90000	011	M.S.D. Of Warren County School District	8115	014	014	AV	D	1100001		542	0.877	0.059
	86-09-22-100-001.004-014	13600	72500	86100	6/19/2006	92000	011	M.S.D. Of Warren County School District	8115	014	014	AV	C	1100001		540	0.936	0.000
	86-09-02-200-005.000-014	13600	89500	103100	8/21/2003	107719	011	M.S.D. Of Warren County School District	8115	014	014	AV	B	1100001		541	0.957	0.021
	86-09-03-100-001.001-014	17200	116200	133400	7/29/2004	133136	011	M.S.D. Of Warren County School District	8115	014	014	AV	C+1	1100001		511	1.002	0.066
	86-09-17-200-007.005-014	13800	87700	101500	6/30/2004	97812	011	M.S.D. Of Warren County School District	8115	014	014	AV	B	1100001		541	1.038	0.102
	86-09-11-300-011.000-014	13000	31600	44600	4/14/2003	39328	011	M.S.D. Of Warren County School District	8115	014	014	AV	D+2	1100001		541	1.134	0.198
	Totals	131300	613200	744500		802551												

Num Sales	9.000
Mean	0.932
Median	0.936
Wtd. Mean	0.928
COD	9.619
Std. Dev.	11.585
PRD	1.005
95% Conf. Interv	7.568

Unimproved Residential — See Residential Vacant Grouping

Improved Commercial — Not Applicable Less than 25 Parcels in Township

Unimproved Commercial — Not Applicable Less than 25 Parcels in Township

Improved Industrial — Not Applicable Less than 25 Parcels in Township

Unimproved Industrial — Not Applicable Less than 25 Parcels in Township

ASSESSMENT RATIO STUDY 2007

Property Class	Parcel Number	Land AV	Improvement AV	Total AV	Date of Sale	Sale Price	Township	School Corp Name	School Corp Number	County Tax Dist Number	DLGF Tax Dist Number	Condition	Grade	Neigh Code		Property Class Code	Ratio	AbsDev
Improved Residential	86-12-02-320-305.000-016	6500	41000	47500	2/2/2006	76500	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1600001		511	0.621	0.329
	86-12-11-320-104.000-016	7200	42200	49400	4/30/2004	76024	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1603101		510	0.650	0.300
	86-12-01-300-017.000-015	18400	64900	83300	7/25/2003	110991	012	M.S.D. Of Warren County School District	8115	015	015	AV	C-1	1600001		511	0.698	0.252
	86-12-11-240-306.000-016	5400	28200	33600	11/4/2003	48109	012	M.S.D. Of Warren County School District	8115	016	016	F	D+2	1601901		510	0.698	0.252
	86-12-11-240-313.000-016	12300	67700	80000	2/24/2004	106826	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1601901		510	0.749	0.201
	86-12-11-130-120.000-016	5600	11700	17300	7/7/2005	23000	012	M.S.D. Of Warren County School District	8115	016	016	F	D-2	1601901		510	0.752	0.198
	86-12-02-340-248.000-016	7500	42200	49700	5/12/2004	65842	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+1	1601302		510	0.755	0.195
	86-12-02-230-211.000-016	15100	72900	88000	1/7/2005	115000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600001		511	0.765	0.185
	86-12-11-240-202.000-016	10900	174100	185000	3/3/2005	237000	012	M.S.D. Of Warren County School District	8115	016	016	AV	B+1	1601901		510	0.781	0.169
	86-12-11-140-214.001-016	5600	5400	11000	11/7/2005	14000	012	M.S.D. Of Warren County School District	8115	016	016	F	D+2	1601901		540	0.786	0.164
	86-12-02-340-228.000-016	11000	77100	88100	5/21/2004	106308	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+1	1601302		510	0.829	0.121
	86-12-02-430-102.030-016	14500	101500	116000	4/12/2005	138000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1200001		511	0.841	0.109
	86-12-02-240-311.000-016	18300	137700	156000	6/29/2005	185000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+1	1600601		510	0.843	0.107
	86-12-11-240-553.000-016	6300	73600	79900	3/17/2004	92097	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1601901		510	0.868	0.082
	86-12-11-320-101.000-016	4800	51900	56700	5/5/2005	65000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1603101		510	0.872	0.078
	86-12-11-130-226.000-016	11400	79900	91300	11/6/2006	104000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+1	1601901		511	0.878	0.072
	86-12-02-230-102.000-016	23100	108300	131400	12/2/2005	149500	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		510	0.879	0.071
	86-12-02-330-309.000-016	15700	32900	48600	7/18/2006	55000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1601401		510	0.884	0.066
	86-12-10-200-007.003-015	14000	90500	104500	9/2/2003	118118	012	M.S.D. Of Warren County School District	8115	015	015	AV	D+2	1600001		511	0.885	0.065
	86-12-02-320-204.000-016	14800	71600	86400	12/19/2003	95980	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1601301		510	0.900	0.050
	86-12-11-240-309.000-016	6200	44400	50600	1/9/2006	56000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+1	1601901		510	0.904	0.046
	86-12-02-420-104.000-016	9900	49100	59000	6/13/2003	64991	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600001		511	0.908	0.042
	86-12-02-240-418.000-016	15400	85400	100800	5/30/2003	110978	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		510	0.908	0.042
	86-12-02-340-316.000-016	11100	66200	77300	1/27/2006	85000	012	M.S.D. Of Warren County School District	8115	016	016	G	C	1601302		510	0.909	0.041
	86-12-11-140210.000-016	10400	12600	23000	2/27/2006	25000	012	M.S.D. Of Warren County School District	8115	016	016	P	D	1601901		510	0.929	0.030
	86-12-02-240-331.000-016	22700	74500	97200	11/10/2004	105266	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		510	0.923	0.027
	86-12-02-420-101.006-016	9600	113200	122800	10/10/2006	132000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+1	1600001		510	0.930	0.020
	86-12-02-240-414.000-016	15600	84100	99700	10/13/2006	107000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		510	0.932	0.018
	86-12-02-240-112.000-016	18300	132900	151200	7/6/2005	162000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+1	1600601		510	0.933	0.017
	86-12-03-140-118.000-016	8000	56000	64000	9/1/2006	68500	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1600501		510	0.934	0.016
	86-12-02-320-215.000-016	10800	38400	49200	8/4/2005	52000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1601301		510	0.946	0.004
	86-12-11-120-211.000-016	6800	53800	60600	11/18/2003	63926	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1601901		510	0.948	0.002
	86-12-02-420-103.004-016	9500	74000	83500	6/21/2005	88000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600001		511	0.949	0.001
	86-12-11-120-414.000-016	11300	36200	47500	4/6/2005	50000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D	1601901		510	0.950	0.000
	86-12-11-330-105.000-016	7200	51600	58800	9/27/2005	61882	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1603101		541	0.950	0.000
	86-12-03-130-020.000-016	15400	90700	106100	7/2/2004	111113	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600502		510	0.955	0.005
	86-12-02-240-333.000-016	15100	57700	72800	9/15/2003	75953	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		510	0.959	0.009
	86-12-02-340-211.000-016	5300	21100	26400	10/6/2006	27500	012	M.S.D. Of Warren County School District	8115	016	016	AV	D	1601302		510	0.960	0.010
	86-12-03-140-127.000-016	8000	48900	56900	3/29/2004	57878	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1600501		510	0.983	0.033
	86-12-02-330-106.000-016	9900	45100	55000	5/15/2003	55275	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1601302		510	0.995	0.045
	86-12-02-240-217.000-016	26500	147000	173500	11/14/2003	173918	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+2	1600601		510	0.998	0.048
	86-12-01-300-006.000-015	17400	96100	113500	9/30/2003	112811	012	M.S.D. Of Warren County School District	8115	015	015	AV	C-1	1600001		511	1.006	0.056
	86-12-01-100-025.000-015	11600	87200	98800	8/1/2003	97743	012	M.S.D. Of Warren County School District	8115	015	015	AV	C+1	1600001		510	1.011	0.061
	86-11-06-200-019.001-015	12900	16500	29400	8/2/2005	29000	012	M.S.D. Of Warren County School District	8115	015	015			1600001		599	1.014	0.064
	86-12-11-120-118.000-016	5400	56200	61600	1/4/2006	60000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1601901		510	1.027	0.077
	86-12-02-320-302.000-016	6300	4000	10300	5/31/2006	10000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1600001		540	1.030	0.080
	86-12-02-240-304.000-016	16100	113100	129200	3/10/2005	125000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+1	1600601		510	1.034	0.084
	86-12-11-130-228.000-016	12300	96600	108900	11/1/2004	105354	012	M.S.D. Of Warren County School District	8115	016	016	G	C	1601901		510	1.034	0.084
	86-12-02-330-513.000-016	11200	148400	159600	11/24/2003	153373	012	M.S.D. Of Warren County School District	8115	016	016	G	C+2	1601401		510	1.041	0.091
	86-12-02-340-255.000-016	16500	66700	83200	5/3/2005	79500	012	M.S.D. Of Warren County School District	8115	016	016	G	D+2	1601302		510	1.047	0.097
	86-12-02-420-101.014-016	15000	115600	130600	6/25/2004	124801	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1200001		510	1.047	0.097
	86-12-02-240-120.000-016	11300	73200	84500	3/24/2003	79779	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		520	1.059	0.109
	86-12-11-310-221.000-016	17300	72000	89300	10/27/2003	83969	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1603101		510	1.064	0.114
	86-12-02-420-101.010-016	9100	85100	94200	4/30/2003	87804	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600001		511	1.072	0.122
	86-12-11-120-307.000-016	12000	47000	59000	5/25/2005	55000	012	M.S.D. Of Warren County School District	8115	016	016	AV	B	1601901		540	1.073	0.123
	86-12-11-140-225.000-016	5600	10500	16100	3/29/2006	15000	012	M.S.D. Of Warren County School District	8115	016	016	F	E+2	1601901		510	1.073	0.123
	86-12-11-240-129.000-016	5600	69700	75300	2/1/2006	70000	012	M.S.D. Of Warren County School District	8115	016	016	F	C-1	1601901		510	1.076	0.126
	86-12-11-330-105.000-016	7200	51600	58800	2/27/2006	53500	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1603101		541	1.099	0.149
	86-12-11-240-318.000-016	5700	29800	35500	10/27/2003	31488	012	M.S.D. Of Warren County School District	8115	016	016	F	D+1	1601901		510	1.127	0.177
	86-12-02-340-103.000-016	12200	38700	50900	7/31/2006	45000	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+1	1601302		510	1.131	0.181
	86-12-03-140-134.000-016	14000	81200	95200	8/25/2006	83000	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600001		511	1.147	0.197
	86-12-11-210-114.000-016	6500	41600	48100	7/14/2004	40378	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1601901		510	1.191	0.241
	86-12-11-240-513.000-016	6200	40000	46200	8/20/2004	37778	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+1	1601901		510	1.223	0.273
	86-12-02-230-103.000-016	22800	76000	98800	2/23/2004	80378	012	M.S.D. Of Warren County School District	8115	016	016	AV	B	1600601		540	1.229	0.279
	86-12-02-240-408.000-016	17000	85900	102900	5/28/2004	80965	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600601		510	1.271	0.321
	86-12-02-320-209.000-016	14400	57100	71500	3/8/2004	55912	012	M.S.D. Of Warren County School District	8115	016	016	AV	C-1	1601301		510	1.279	0.329
	86-12-02-240-114.000-016	19400	215300	234700	9/3/2003	182817	012	M.S.D. Of Warren County School District	8115	016	016	AV	C+2	1600601		510	1.284	0.334
	Totals	792400	4633300	5425700		5705315												
														Num Sales			67.000	
														Mean			0.961	
														Median			0.950	
														Wtd. Mean			0.951	
														COD			11.796	
														Std. Dev.			14.670	
														PRD			1.011	
														95% Conf. Interv			3.513	
Unimproved Residential	86-12-02-420-101.017-016	9100	0	9100	12/6/2004	15578	012	M.S.D. Of Warren County School District	8115	016	016	AV	C	1600001		511	0.584	0.345
	86-12-20-100-001.004-015	19600	0	19600	5/16/2003	21224	012	M.S.D. Of Warren County School District	8115	015	015	AV	C	1200001		511	0.924	0.006
	86-12-02-430-102.030-016	14500	0	14500	11/4/2003	15606	012	M.S.D. Of Warren County School District	8115	016	016	AV	D+2	1200001		511	0.929	0.000
	86-12-11-140-353.000-016	9600	0	9600	8/11/2003	10283	012	M.S.D. Of Warren County School District	8115	016	016			1601901		500	0.934	0.004
	86-11-06-100-017.000-015	8100	0	8100	2/27/2004	8137	012	M.S.D. Of Warren County School District	8115	015	015			1600001		500	0.996	0.066
	Totals	60900	0	60900		70828												
														Num Sales			5.000	
														Mean			0.873	
														Median			0.929	
														Wtd. Mean			0.860	
														COD			9.071	
														Std. Dev.			16.415	
														PRD			1.016	
														95% Conf. Interv			14.388	
Improved Commercial	86-12-02-340-401.000-016	15000	13800	28800	4/3/2006	30000	012	M.S.D. Of Warren County School District	8115	016	016			1600401		455	0.960	0.008
	86-12-11-210-122.000-016	6700	17700	24400	7/11/2005	25000	012	M.S.D. Of Warren County School District	8115	016	016			1600401		499	0.976	0.008
	Totals	21700	31500	53200		55000												
														Num Sales			2.000	
														Mean			0.968	
														Median			0.968	
														Wtd. Mean			0.967	
														COD			0.826	
														Std. Dev.			1.131	
														PRD			1.001	
														95% Conf. Interv			1.568	

Unimproved Commercial — See Commercial and Industrial Grouping

Improved Industrial — Not Applicable Less than 25 Parcels in Township

Unimproved Industrial — Not Applicable Less than 25 Parcels in Township